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**CHECKLIST & TABLE OF CONTENTS**

**APPLICANT:** City of Frostburg

**NAME OF SUSTAINABLE COMMUNITY:** Frostburg Sustainable Community Area

**Please review the checklist of attachments and furnish all of the attachments that are applicable. Contents of the notebook should be tabbed and organized as follows:**

- ☐ **TAB #1     Applicant Information**
- ☐ **TAB #2     Sustainable Community Baseline Information - In addition to hard copies of the project location map, a detailed listing of parcels (i.e. Parcel ID Numbers) that form the project boundary should be included. Maps should also be submitted in electronic GIS form (shape file). If you have additional comments or questions, please contact Brad Wolters, Senior GIS Specialist, DHCD, wolters@mdhousing.org.**
- ☐ **TAB #3     Local Capacity to Implement Plans & Projects: Attach Sustainable Communities Workgroup roster noted in Section III**
- ☐ **TAB #4     Sustainable Community Plan**
- ☐ **TAB #5     Progress Measures**
- ☐ **TAB #6     Local Support Resolution**
- ☐ **TAB #7     Signed Sustainable Community Application Disclosure Authorization and Certification**

**All documents on this checklist are mandatory.  
Failure to provide the requested document will automatically deny your application.**

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**I. SUSTAINABLE COMMUNITY APPLICANT INFORMATION****Name of Sustainable Community:** Frostburg Sustainable Community Area

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**Legal Name of Applicant:** City of Frostburg

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**Federal Identification Number:** 52-6000791

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**Street Address:** PO Box 440

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<b>City:</b> Frostburg	<b>County:</b> Allegany	<b>State:</b> MD	<b>Zip Code:</b> 21532
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<b>Phone No:</b> (301) 689-6000	<b>Fax:</b> (301) 689-2840	<b>Web Address:</b> www.frostburgcity.com
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**Sustainable Community Contact For Application Status:**

<b>Name:</b> Elizabeth Stahlman	<b>Title:</b> Community Development Direc
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<b>Address:</b> PO Box 440	<b>City:</b> Frostburg	<b>State:</b> MD	<b>Zip Code:</b> 21532
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<b>Phone No:</b> 301-689-6000 x15	<b>Fax:</b> 301-689-2840	<b>E-mail:</b> estahlman@allconet.org
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**Person to be contacted for Award notification:**

<b>Name:</b> John Kirby	<b>Title:</b> City Administrator
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<b>Address:</b> PO Box 440	<b>City:</b> Frostburg	<b>State:</b> MD	<b>Zip Code:</b> 21532
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## **II. SUSTAINABLE COMMUNITY BASELINE INFORMATION**

Through this section, applicants will demonstrate that trends and conditions in homeownership, property values, employment, commercial and residential vacancy, community facilities and infrastructure, natural resources, the local business and residential districts show a need for new or continued revitalization reinvestment. Demographic data and trends provided by Applicants should support the choice of the proposed Sustainable Community Area boundary and help form a basis for needs and opportunities to be addressed through the initiatives and projects described in the Sustainable Community Action Plan (Section IV).

POINTS IN THIS SECTION WILL BE AWARDED BASED ON THE SC AREA'S NEED FOR REINVESTMENT AS EVIDENCED BY THOROUGH DESCRIPTIONS OF CURRENT CONDITIONS OR TRENDS (and will not be based upon current or planned revitalization activities which will be covered in Section IV).

### **A. Proposed Sustainable Community Area (s):**

**County:** Allegany

**Name of Sustainable Community:** Frostburg Sustainable Community Area

**Include boundary descriptions and a map of the Sustainable Community. In addition to hard copies of the of the project location map, a detailed listing of parcels (i.e. Parcel ID Numbers) that form the project boundary should be included. If possible, maps should also be submitted in electronic GIS form (shape file). If you have additional comments or questions, please contact Brad Wolters, Senior GIS Specialist, DHCD, [Wolters@MdHousing.org](mailto:Wolters@MdHousing.org)**

Beginning with parcel 007 at the east end of Route 40 with the intersection of the Frostburg municipal limits and running northwest parallel to Main Street on Alley 11, and including two commercial parcels (0891B and 0895B) located at the corner of Alley 11 and Victoria Lane, and then returning to follow the rear property lines of parcels facing Main St. and running northwest along Alley 11, thence running northeast along Baptist Street following the rear of the parcels located on Depot Street to the trail head, thence following the city limits to parcel 0128A on Standish Street; thence crosses over at parcel 0138A on Standish and runs from the back of said property and includes all parcels on Bealls Lane in a southeasterly direction to Main Street at First Street; thence from the rear of Main Street along First Street in a northwest and north direction to the intersection of Shaw Street, thence follows Shaw Street to the east and then north to Laurel Avenue, south to US Route 40, (Main Street), cutting across Main Street at the rear of parcel 0066D on Wenks Lane; thence southeast at parcel 0818D on Main Street and southeast along Mechanic Street picking up all parcels on Main Street south to parcel 0130D on Mechanic Street then south towards Ormand Street and includes parcel 0313D, following that line along Locust Street until Frost Avenue and in specific the Frost Mansion parcel 0851D; thence north along Frost Avenue until intersection with High Street and south one block then back along the right side of Collage Avenue until the boundary reaches Locust Street; southeast to Linden Street and runs southwest to Water Street then runs along College Avenue and south, down to the end of Broadway to the Frostburg State University parcel. Thence the entire FSU parcel boundary is followed to the City of Frostburg municipal limits to I-68, from the City limits at parcel 0038 south and crossing Midlothian Road including in parcels 0577F, 0580F, 0391F, 0579F, 0578F, 0849D, 0848D, and 0328 in Braddock Heights, follow Braddock Road along the University frontage and along Alley 33 to parcel 0083E; thence east along Oak Street to include the Frostburg Museum, parcel 1065B; west and then north along Alley 32 including all parcels fronting Bowery Street, crossing over Mill Street to include parcel 0509B, 1059B, 0508B and moving south down Paul Street to parcel 0515, thence north and west to parcel 1057B and back to Bowery Street, then east to include parcels 0504B, 0359B, 03878B, 0377B towards Mechanic Street; thence southeast to include all parcels on Main Street to parcel 1122B on Sleeman Street then south and then east from parcel 1123B to parcel 0833C; thence north and east to parcel 007, to the beginning point.

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**II. SUSTAINABLE COMMUNITY BASELINE INFORMATION**

Approximate number of acres within the SC Area: 617.00

Existing federal, state or local designations (check all that apply):

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Community Legacy Area   | <input type="checkbox"/> Designated Neighborhood                                  |
| <input checked="" type="checkbox"/> Main Street             | <input type="checkbox"/> Maple Street   |
| <input checked="" type="checkbox"/> Local Historic District | <input checked="" type="checkbox"/> National Register Historic District           |
| <input checked="" type="checkbox"/> A & E District          | <input checked="" type="checkbox"/> State Enterprise Zone Special Taxing District |
| <input type="checkbox"/> BRAC                               | <input type="checkbox"/> State Designated TOD                                     |
| <input type="checkbox"/> Other(s): _____                    |   |

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## **II. SUSTAINABLE COMMUNITY BASELINE INFORMATION**

### **Prior Revitalization Investments & Smart Growth:**

**(a) List and describe any significant State and local smart growth or revitalization related program investments (for instance, Community Legacy or SC Rehab Tax Credit) that have been invested in the Area since the launching of Maryland's Smart Growth initiative and programs in 1997 (including Housing investment). What impact have these investments made in the community? (Answer Space 4,000 characters)**

The City of Frostburg has been active in the Community Legacy Program since 2001, and expects to complete all but one active project by June 2012 and the just-approved project by June 2013. The Community Legacy program has been a tremendous asset to the City. Community Legacy Grants and Revolving Loan Funds have encouraged private investment by matching those funds and thereby doubling the money used for rehabilitation of historic buildings in the downtown area of the City. Examples of significant improvements within the community that were aided by these programs include two structures that were destroyed by fire. The Lyric Building has been rebuilt from the 2004 blaze and is now being used as a mix of retail, office space and luxury apartments. The Prichard Building is being rehabbed from a 2009 fire and the City anticipates a complete restoration of this structure. Community Legacy funds received by the City of Frostburg have been instrumental in preserving, revitalizing, and strengthening the level of pride within the community.

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## **II. SUSTAINABLE COMMUNITY BASELINE INFORMATION**

**(b) Describe any existing barriers to Smart Growth that may affect your jurisdiction or the proposed SC Area. For instance, does your area have higher development fees than outer "cornfields"?**

*(Answer Space 4,000 characters)*

Existing barriers to Smart Growth vary among the sub-areas and are described in II-B to some extent. Within the context of the City of Frostburg, the biggest challenge for redevelopment is the cost involved versus the expectation of making a profit. Higher costs for historic rehab, stormwater redevelopment retrofit measures, energy efficiency testing, etc. become, taken together, a barrier to a sustainable economy in our region. Lack of tax base in Frostburg (campus is exempt) is another special barrier, as the City cannot afford to meet mandates without raising taxes on remaining property owners, which is a further barrier to commerce and reinvestment, and the cycle continues.

## **II. SUSTAINABLE COMMUNITY BASELINE INFORMATION**

### **B. Community Conditions: Strengths and Weaknesses**

**(1) Describe the strengths and weaknesses in the proposed Area's existing built environment. For example, what is the condition of housing? Are there underutilized historic buildings and cultural places? What is the condition and availability of community parks and recreational assets? Are there transportation assets? What is the current condition of community infrastructure such as roads and lighting? (Answer Space 4,000 characters)**

#### **Town Center:**

- Intact collection of diverse historical structures; non-historical buildings are limited to 10% of inventory.
- Adaptive reuse of several buildings has been successfully established; more blighted properties are renovated than are razed.
- On-Street parking is available at minimal cost and generally has excess capacity.
- CL Program - upper story residential redevelopment has been successful trend and active interest in façade renovation
- The Western Maryland Scenic Railroad and the Great Allegheny Passage regional bike trail are popular tourist destinations and are close but downhill from downtown, 100 and 200 feet, respectively. Not all visitors are physically capable of making the ascent to Main St.
- The historic Old National Road (US Route 40) is the spine of downtown carrying two-way traffic and is improved with decorative lighting, a central pedestrian traffic calming point at the restored Palace Theatre, bike racks.
- University students are oriented away from Main Street; campus is more than 1,000 feet away.
- Long-term vacancies in storefronts due to insufficient loading space and lack of dedicated parking.

#### **East Main Street Gateway:**

- High traffic counts and good visibility near key US 40A and MD 36 intersection.
- New Mountain Ridge High School.
- Major apartment complexes and a major health care provider.
- Fee recreation at Maplehurst Golf Club; public at the high school.
- As Main Street ends, sidewalks are poorly integrated to the MD 36 corridor and County commercial uses to the east.
- Transit links are minimal; schedules are not conducive to most residents other than the University-oriented Gold Line.
- Weakened tax base as non-City properties are supplied with City water in this area.

#### **West Main Street Gateway:**

- Excellent line of site for customers traveling along US Route 40A.
- Community Parks adjoin on both north and south corridors.
- Good sidewalk connection with town center and west end residential neighborhoods.
- Area is not a well integrated commercial neighborhood.
- Shaw Street intersection is sub-standard due to elevation challenges and old development patterns.
- County enclave interferes with corridor planning at Laurel Avenue.

#### **Campus Frontage:**

- Center of off-campus student activity with direct access to on-campus residents
- High use of collector streets brings many potential customers to area.
- University is engaged with the City on economic development initiatives and is supportive of creating new opportunities and improving the University's main access streets for potential students and their families.
- Current zoning is not conducive to commercial uses or mixed use redevelopment.

#### **University Gateway:**

- Only area with major land area available for development, north side of I-68 at Interchange 33.
- Construction of Braddock's Greene shows private interest in this corridor and extended key water and sewer service to proximity of I-68, overcoming one barrier to development.
- Allegany Business Center at FSU is fully occupied and a second 'off-grid' research facility for alternative energy sources is under construction.
- Intersection at Braddock Street is unsafe; an opposing intersection does not exist as would be acceptable to the City and SHA.

## **II. SUSTAINABLE COMMUNITY BASELINE INFORMATION**

**(2) Describe the Area's land use/zoning make-up (residential, commercial, industrial, and mixed-use). Is the current land use or zoning conducive to revitalization investment? (Answer Space 4,000 characters)**

### **Town Center**

Current C3 zoning supports mixed use; restricts drive-through uses; restricts storefront housing on Main Street; does not require 'additional parking' unless new housing units are created. The land use environment is a perfect match for a focus on historic central business district restoration and revitalization. This should be the top priority for SC funding.

### **East Main Street**

Zoning is a mix of Highway Commercial, Light Industrial, and High Density Housing, with Mountain Ridge HS and some single family dwellings along Main Street near the east gateway to the City. Redevelopment of older commercial spaces in this car-oriented area has already occurred, and some additional adaptive reuse or revitalization opportunities could occur, but there is also zoned and serviced land for new commercial and industrial development along MD Route 36, New George's Creek Boulevard. The City's primary land use goal is to improve alternative transportation linkages to this area, which provides most of the basic goods and services used by citizens in their everyday needs, and is an important secondary employment center after FSU. This would be a secondary priority for SC funding.

### **West Main Street**

Zoning is highway commercial with a multi-family housing use, reflecting existing conditions in this smaller gateway business area. Several businesses are doing well enough to be in expansion mode. A proposal for a new commercial center may be seen soon. While zoning is supportive of highway-oriented uses, parking and encroachment into nearby residential uses will be an issue as the commercial area is linear or 'strip' oriented, similar to portions of East Main Street where the same issues exist. This would be a secondary priority for SC funding.

### **Campus Frontage**

A zoning change from moderate density residential with limited commercial on corners is proposed for a more robust mixed use approach. Businesses serving student populations have a tough time finding a good location; many students end up driving to the edge of Town or east to LaVale, if they cannot find what they need in the Lane Student Center. The Planning Commission will be considering what types of uses can be allowed by right or special exception while avoiding impacts to Main Street and how off-street parking can be addressed. A traditional neighborhood overlay zone is also proposed in this area to avoid massive change to the character of what once was a residential neighborhood for miner families. It is anticipated that commercial retrofits will be the typical approach, other than several abandoned storefronts that would be brought back for commercial activity. This would be a third priority for SC funding until zoning is settled, at which time a review should be made to see if this area deserves equal attention with downtown.

### **University Gateway**

Zoning is commercial, light industrial, and mixed use office/residential in this area adjoining the southern sector of the FSU campus. The area is conducive to new construction, not rehab or revitalization. However, it is a major potential area for employment, including the Allegany Business Center at FSU business park and valuable private holdings near Interchange #33. The City's interest here would be to support development with public connectivity for alternative transportation and linkages into the University and the town center about 1 mile north. This would be a third priority for SC funding.



## **II. SUSTAINABLE COMMUNITY BASELINE INFORMATION**

**3) Describe strengths and weaknesses in basic features of community quality-of-life. For instance, is crime an issue for this SC Area? What is the condition and quality of educational choices available to the community? Are artistic, cultural, or community resources, events or facilities within or accessible to residents in the proposed SC Area? (Answer Space 4,000 characters)**

### **Town Center**

- Downtown is not a major crime center.
- Downtown contains a major portion of the Arts and Entertainment District and has several strong locations and venues, plus the twice-a-year arts walk supported by FrostburgFirst.
- In town center there is St. Michael Parish's preschool. Beall Elementary is about 4 blocks from Main Street and is walkable from downtown; Mt. Ridge HS is about 1 mile east at the east gateway area.
- Annual Day of Caring and Sharing – City Beautification by volunteers.

### **East Main Street**

- Crime is not common due to the high visibility from Main Street traffic.
- The regional High School is located near the key intersection of Route 40A and MD Route 36 and has good sidewalk connects west into the City along Main Street. A recent improvement added a safe sidewalk path to the first commercial center.
- As a vehicle-oriented commercial center, the main areas are clean and well-maintained.
- Other than High School productions, this is not a cultural center for the City.
- Street life is minimal except for walkers at the High School after hours and during school plays or athletic events, which draw from the entire George's Creek region.

### **West Main Street**

- Two public parks, including the Glendenning Recreation Complex, adjacent to Frost Elementary School.
- This area is growing as a local gathering area with the local Frostburg Freeze, the popular and expanding Sand Spring Saloon restaurant, the renovated Charlie's Motel and Lounge, the Moose Lodge backing onto a public park, a dog grooming business, a dance academy, a self storage business, and a car repair business all doing well, leading to expectations of additional commercial activity.
- The area did not grow in a planned way and appears disjointed; the area does not use the Sand Spring Run frontage to its advantage.
- Despite the small home occupation dance studio, this is not a cultural center

### **Campus Frontage**

- The University provides an amazing array of cultural and educational opportunities
- Students can be active, energetic, and outgoing citizens, creating a special street life among the converted or renovated student rental properties.
- Beall Elementary School is adjacent to the University.
- Crime has become a growing problem in this area, leading the University and City to 'join forces' and funding to aid in attacking problems in off-campus settings in 2012.
- Trash is a problem and is the subject of ongoing policy reviews to improve code enforcement and link with enforcement of rental housing oversight.

### **University Gateway**

- The University is within walking distance of properties if car-alternative paths or dedicated lanes can be developed.
- Campus Cultural resources are within ½ mile.
- The area is very scenic with many acres remaining to be developed.
- Residences and transportation options are solely car-oriented in this area, requiring some effort to link with the University and rest of the City.
- Continuation of strip mining in nearby County areas will limit the creation of a stable community for the near future.

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## **II. SUSTAINABLE COMMUNITY BASELINE INFORMATION**

### **C. Natural Resources and Environmental Impact: Strengths and Weaknesses**

**(1) Describe the strengths and weaknesses of the community's "natural environment." in or near the Sustainable Community Area. What is the current condition of key natural resources - lands, air, water, watersheds, tree canopy, other? If the community is located in a coastal zone, what risks might the community be subject to associated with climate induced sea level rise? (Answer Space 4,000 characters)**

- Frostburg lies at the headwaters of three drainages; George's Creek/Sand Spring Run to the south; Braddock Run to the east; and Jennings Run to the north – all of which are tributaries to the North Branch Potomac River. Due to Frostburg's geographic location at the headwaters and existing development patterns, the risk of flooding is relatively low.
- A regional stormwater retrofit facility is currently under construction. The facility is a constructed wetland that has been designed to treat approximately 100 acres of stormwater that is in the process of being separated from the combined sanitary sewer. The continuation of the Combined Sewer Overflow (CSO) elimination efforts will provide an opportunity for additional retrofit projects.
- City is located in the western portion of Allegany County, where the land is predominantly forested and air quality is typically good.
- Sand Spring Run draining West Frostburg, and the floodplains associated with the stream are primarily in a natural state or run through parkland, University reserves, or natural habitat.
- Challenges for the City include loss of forested areas, abandonment of small farms to development, sedimentation of streams, and the loss of wildlife habitat.
- The City's receiving waters are degraded by varying degrees by acid mine drainage associated with historic coal mining activities in and around Frostburg.

## **II. SUSTAINABLE COMMUNITY BASELINE INFORMATION**

**(2) Describe the strengths and weaknesses of any current efforts to reduce the community's "carbon footprint" or impact on the environment. Is recycling (commercial or residential) available to minimize waste? Are there current efforts to encourage the purchase and availability of fresh local food and other local products and services to the community? Describe any current energy or water conservation efforts that may be underway. If the community has not implemented one of the above initiatives, has the community identified a need or interest to pursue these or other efforts to reduce environmental impact, for instance through the new Sustainable Maryland Certified initiative? (Answer Space 4,000 characters)**

- Frostburg State University is a charter member of the American College & University Presidents Climate Commitment (ACUPCC) which provides framework and support for American colleges and universities to eventually go climate neutral. Frostburg State University created the Learning Green, Living Green Initiative which engages students, faculty, staff, and community members to develop and coordinate programs and projects that create sustainable solutions to environmental, social, and economic needs.
- In close proximity to the SC area a \$300,000 EPA Construction Grant was just awarded for "Frostburg Grows, Grow It Local Greenhouse Project" - an innovative 5 acre greenhouse and shadehouse complex designed to reduce greenhouse gas emissions, reduce Potomac basin flooding, reduce AMD generation, reestablish natural forested habitat on strip mined lands, reduce food insecurity, and provide local healthy food to the residents of western Maryland and serve as a model for Appalachia.
- The City of Frostburg has access to the Allegany County Recycling Site south of the City Limits along Route 36 South at the Mountain View Landfill. There is an opportunity to locate a County Recycling site within City Limits in closer proximity or within the designated Sustainable Community.
- Allegany Mountain Fresh Producers manage the current weekly Farmer's Market. The Frostburg Farmer's Market is held on Fridays from June - October 15 from 9:30am – 12:30pm on Main Street (Rt. 40), the center of the Sustainable Community Area.
- The City partnered with USDA, MDE & the MD Clean Energy Center to construct a Low Head Hydroelectric Plant. The construction of the plant was completed earlier this year and is fully operational. At the current rate of water usage, the City is generating an average of 725 kW per day resulting in a monthly savings of \$221.00 per month based upon a price per kW of \$.10. The savings is used to offset the costs of pumping raw water to the water treatment plant. Based upon a typical release rate of coal-fired electricity generation stations of .0011 tons of CO<sub>2</sub>/kW-hr, this project has reduced the Greenhouse Gas Emissions by .66 tons of CO<sub>2</sub>.
- The City of Frostburg used a \$45,000 Energy Efficiency and Conservation Block Grant from Maryland Energy Administration to retrofit neighborhood street lights with LED luminaries. There are now 97 LED street lights on Bowery Street, Broadway, South Water Street, and Center Street, all of which are in the Sustainable Community Area. City calculations have demonstrated a significant reduction in energy consumed, as high as 73% by using LED lighting instead of High Pressure Sodium. It is expected that the City will save over \$6,000 per year in energy costs. There is opportunity to retrofit the remaining neighborhood street lights with LED for additional energy savings.
- Prior to 2011, the City procedure was to pick up an unlimited number of trash bags twice per week per household. A policy change by the City Council has limited the pick-up of trash to once per week and restricts the number of bags to eight per household. This amendment has reduced the solid waste deposited in the landfill by 239,860 lbs or 6% annually. Fuel consumption has also been reduced.

## **II. SUSTAINABLE COMMUNITY BASELINE INFORMATION**

**(3) Describe the strengths and weaknesses of the jurisdiction's current stormwater management practices and how these may affect the proposed SC Area. Is redevelopment and retrofitting of infrastructure an issue or opportunity in this SC Area? Stormwater runoff is a significant source of pollution to Maryland's streams and the Chesapeake Bay. Buildings constructed before 1985 have little or no stormwater controls, and development between 1985 and 2010 have some controls. Updated stormwater regulations passed by Maryland's General Assembly in 2010 require that development and redevelopment projects utilize stringent stormwater controls. Sustainable Community Areas may have opportunities for redevelopment practices that can reduce stormwater flows. (Answer Space 4,000 characters)**

- The City's 2001 Stormwater Management Ordinance was revised effective June 2010, reviewed under Maryland's new Stormwater Management Act of 2007 and regulations effective May 2009.
- The City's collection system was historically considered a combined sewer system because it not only collects and conveys wastewater but also serves as a stormwater collection system by the use of storm drains and downspouts directly connected to the collection system. Due to the nature of the combined system, during large storm events combined wastewater and stormwater flow can overload the system resulting in combined sewer overflows (CSOs) at designed overflow points. These CSOs result in discharge of raw sewage in the combined wastewater and stormwater flows, which ultimately drain into and pollute nearby waterways.
- The City of Frostburg is under a court order and consent decree under the jurisdiction of the Maryland Department of the Environment (MDE) to eliminate all CSOs by the year 2023. As a result of this decree, the City created a Long Term Control Plan, approved by MDE in 2003, to systematically eliminate these overflows by completely separating the wastewater and stormwater collection systems. At this time, the City remains on schedule and is approximately 45% complete.
- The City of Frostburg is an active member of the Allegany County Bay TMDL/Phase II Watershed Implementation Plan (WIP) committee. It is expected that efforts of this Committee will result in opportunities to complete projects that will reduce urban stormwater runoff.
- Frostburg Stormwater Retrofit is under construction and includes a storm drain diversion system and bioretention stormwater wetland to treat first flush of runoff from 100 acres of urban development in the City of Frostburg using MDE and CBT Grant funds.
- Organized through Frostburg State University Geography Club, a rain garden was planted on campus that allows rain water runoff from impervious surfaces to collect and permeate the soil. This rain garden receives water from the down spouting of Gunter Hall as well as flow from the Gunter parking lot at FSU. Two additional rain gardens are planned.
- There are opportunities to work closely with Allegany County, the Soil Conservation District, Frostburg State University, Mountain Ridge High School, Beall and Frost Elementary Schools and other partners to develop mutually beneficial stormwater management retrofit and stream protection projects to reduce pollution of area streams from urban runoff.
- In order to accommodate expected future growth and to prevent sprawl, growth and development in Frostburg will be a necessity; however, it presents a challenges as found in interpretations of the Stormwater Management Act of 2007 that require large areas of green space to infiltrate runoff on small urban lots.

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## **II. SUSTAINABLE COMMUNITY BASELINE INFORMATION**

### **D. Economic Conditions & Access to Opportunity: Strengths and Weaknesses**

**(1) Describe the jurisdiction's current economic strengths and weaknesses. For example, are there distinct economic drivers in the area or region that will affect access to job opportunities and the progress of the SC Plan? What are the main barriers to the Area's economic competitiveness? What is the current level of broadband access available to serve residents, businesses and public facilities? What efforts are currently in place to increase worker skills and employment? Describe trends in employment rates and business formation.**

*(Answer Space 4,000 characters)*

- Adjacent to Interstate 68, the major thoroughfare in the tri-state area.
- Broadband Access is available in the City and additional access is planned through the Maryland Broadband Initiative.
- Economic Development collaboration efforts with FSU - Allegany Business Center at FSU.
- The City is in close proximity to both Pennsylvania and West Virginia: the City and all of Western Maryland likely lose business to these areas because of less stringent regulations, and lower taxes and/or fees.
- Access to the center for Regional Progress (CRP) which acts as a "clearinghouse" for economic ideas, statistics, data, and services, including research, analysis, and forecasting for government agencies and businesses.

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## **II. SUSTAINABLE COMMUNITY BASELINE INFORMATION**

**(2) Describe the jurisdiction's housing market and access to affordable workforce housing. What are the trends in residential construction (rental and homeownership), homeownership rate, foreclosure rate and, property values. Describe how and whether your jurisdiction's prevailing housing costs - both homeownership and rental - are affordable to households below 120% AMI, 80% AMI and 50% AMI. What efforts are in place currently to house individuals, families and the disabled at or below the AMI levels described above? (Answer Space 4,000 characters)**

- Housing costs in Frostburg, represented by the 2000 median value of an owner-occupied home was \$82,500 in Frostburg. The 2010 ACS estimate was \$133,200, a major increase from 2000. The median monthly rental cost was at \$374 for Frostburg in 2000; 2010 ACS indicates \$455, which is very affordable and contained over the decade if true.
- Subsidized housing for seniors and families is available in the area.
- Rental affordability data in ACS, measured by gross rent as a percent of household income, indicates that 38.6% of tenants paid over 35% of their income for rent. Only 13.1% of owners paid over 35%, while 48.8% paid less than 20% of income for owner costs. The rental anomaly reflects the student's income without consideration of the source of the rent payments, which in most cases are paid by a third party. This region is becoming known as one of the most affordable housing markets in the country.
- 45% of households are owner occupied, 55% are renter occupied
- In the past three years six new residential home construction permits have been issued. In the same time period, 104 new rental units have been constructed.

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## **II. SUSTAINABLE COMMUNITY BASELINE INFORMATION**

**(3) Describe the SC Area's demographic trends (with respect to age, race, household size, household income, educational attainment, or other relevant factors). (Answer Space 4,000 characters)**

2010 Census Population increased 14.3% from 2000.

2010 Census Households increased 12.1% from 2000.

2010 Population in Group Quarters: 24.55%

2010 Population in Non-Family Households: 31.76%

2010 Population in Family Households: 43.69%

2010 Average Household Size: 2.13 people a decrease of .05 persons from 2000

Median Age: 22.9 years

Median Household Income for Families: \$59,6277

Median Household Income for Non-families: \$19,695

Educational Attainment for Population over 25:

Less than 9th grade: 4.9%

9th to 12th grade, no diploma: 7.3%

High school graduate: 33.7%

Some college, no degree: 14.8%

Associate's degree: 7.3%

Bachelor's degree: 10.3%

Graduate or professional degree: 21.8%

Frostburg's Census population has increased every decade since 1960 with the exception of the 1990-2000 decade reflecting a major influx of student residents that were likely undercounted.

The 2010 Census indicates a very large upswing in diversity, with African American, Asian, and Hispanic residents seeing over 100% increase in numbers from 2000.

### **III. LOCAL CAPACITY TO IMPLEMENT PLANS & PROJECTS**

#### **A. Organizational Structure:**

**Describe the Applicant's organizational structure. Specifically, which organizations are members in the Sustainable Communities Workgroup and who are the respective staff? Who are the leaders, and how will the Workgroup advisor or staff manage implementation of the SC Area Plan? (Answer Space 4,000 characters)**

The City of Frostburg, represented by the Mayor and City Council and the Department of Community Development is the organizational structure overseeing the implementation of the Sustainable Community Area Plan and Projects.

Organizations represented in the Sustainable Communities Workgroup include downtown business and redevelopment property owners and employees, Frostburg First, our Maryland Main Street Program, academic doctorates advocating for Frostburg State University, as well as university students actively involved in Urban Planning coursework, members of the Frostburg Planning Commission and Historic District Commission, and the University Neighbors, a group of community members who reside in neighborhoods adjacent to Frostburg State University. The respective Staff members represented in the Workgroup include Frostburg's City Administrator, Director of Public Works, Director of Parks and Recreation, and Director of Community Development. Additionally, the Community Development Planner, Project Specialist, and Administrative Specialist are active participants in the Workgroup.

The Director and Staff of the Department of Community Development have assumed a leadership role in notifying the public in regard to the Sustainable Community opportunity, arranging meetings, encouraging communication among the members of the Workgroup, and in educating and advising Workgroup members during the application and implementation process. Workgroup members are viewed as equal partners in the planning and implementation of the Sustainable Community Action Plan. Their input is seen as inherent to the process and invaluable in an advisory role to the Mayor and City Council, Frostburg Planning Commission and Department of Community Development.

The Workgroup and staff involved will manage implementation of the SC Area Plan according the Action Plan detailed in Section IV.

#### **Sustainable Community Frostburg Roster:**

John Steele: Owner of Main Street Gateway business and numerous rental properties in Frostburg.  
 Michael Kenney: Downtown Redevelopment property owner and partner owner in local sign business.  
 Cameron Briscoe: Frostburg State University Urban Planning student.  
 Maureen Brewer: Frostburg First, Main Street Program Manager.  
 Richard Russo: Frostburg State University Assistant Professor of Geography.  
 James Barnes: Downtown business and property owner.  
 Kristan Carter: Vice President for Economic Development of Garrett County Community Action Committee.  
 George Pappas: Downtown business and property owner.  
 Ali Shabazz: Resident of the downtown business district.  
 Kevin Clark: Downtown business employee, downtown property owner and prospective business entrepreneur, and member of Frostburg Planning Commission.  
 Andrea DePalatis: Downtown business and property owner, design professional and Chair of the Historic District Commission.  
 Dawn Hein: Historic design professional and member of the Historic District Commission.  
 Lois Deasy: Member of the University Neighbors organization.  
 Karen Krogh: Member of the Frostburg Planning Commission.  
 Bob Flanigan: Mayor, City of Frostburg  
 John Kirby: City Administrator  
 Christopher Hovatter: Director of Public Works  
 Brian Vought: Director of Parks and Recreation  
 Richard Harris: Director of Community Development (Retired)  
 Elizabeth Stahlman: Director of Community Development  
 Joe Rogers: Community Development Planner  
 Robert Ketterman: Community Development Project Specialist  
 Laura McBride: Community Development Administrative Specialist



### **III. LOCAL CAPACITY TO IMPLEMENT PLANS & PROJECTS**

#### **B.Organizational Experience:**

**Describe the Applicant organization's past experience in administering revitalization plans and projects.**

**Describe the roles of the members of the Sustainable Communities Workgroup, including their experience in implementing revitalization initiatives. What are the strengths and challenges of the capacity of these groups with respect to implementation of the SC Plan? (Answer Space 4,000 characters)**

The City of Frostburg, particularly the Department of Community Development, has demonstrated significant experience in administering revitalization plans and projects.

The Community Development Department in partnership with ARC, USDA, MDE, EPA, CDBG, DHCD and other funding agencies are currently working on various projects in different stages of completion.

- Projects approaching completion

Hydro Power and Transmission - \$1,837,833.

The Linden Street CSO - \$1,877,599.

- Current projects and costs include:

Braddock Road Access and Safety Improvement - \$625,000.

Taylor Street CSO Elimination - \$1,738,471.

Frostburg Fire Department Retrofit - \$426,000.

Façade Improvements - \$50,000.

Upper Story - \$100,000.

Revolving Loan Fund - \$150,000.

- Future Projects and anticipated costs:

Savage Springs Rehabilitation - \$892,000.

Paul Street CSO Elimination - \$1,569,665.

10 West Mechanic Street – Costs pending design and engineering recommendations.

Community members on the Sustainable Communities Workgroup have varying backgrounds relating to many of the initiatives set forth in this plan, specifically:

- Karen Krogh, Masters of Landscape Architecture and Environmental Planning (MLA 1986), worked as an intern for Salt Lake City doing a street tree inventory, 1985.

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### **III. LOCAL CAPACITY TO IMPLEMENT PLANS & PROJECTS**

#### **C. Public Input:**

**How did residents and other stakeholders in the community provide input to Action Plan described below in Section IV? (Answer Space 4,000 characters)**

- The Department of Community Development began outreach to local residents and stakeholders in early November 2011 and immediately began receiving positive responses, interest and input in the Sustainable Community Action Plan. The Mayor and City Council were advised of the SC initiative in the November 8, 2011 public Work Session meeting. A Workgroup roster was generated and the first meeting for the Workgroup was set for November 16, 2011. When the Workgroup met an overview of the program was provided to members and the application requirements were discussed in detail. A question and answer period was offered and an open discussion forum followed. Community input was invited and received.
- The SC Workgroup met again on November 29, 2011. A focused discussion on SC Plan elements was held and was again very informative in nature. A question and answer period was offered and again, an open discussion forum followed.
- SC Plan updates were provided to the Mayor and Council in the December, January, and February Work Sessions.
- Outreach to the SC Workgroup was renewed in March and meetings were scheduled for March 8, and March 22, 2012. Agenda items discussed included a review of the Workgroup roster and the application status since November 2011, revisions to the State submission schedule and process, a consensus decision on the Sustainable Community Area and target areas, completed administrative items and the upcoming submission schedule, the threshold issue of support letters and contributions of time and money from stakeholders, and a question and comment period including determination of roles for the next meeting. Workgroup members offered input to the Action Plan based on their particular areas of expertise. Staff assisted in preparing written application items.
- The Workgroup met to review the application submission on April 5, 2012 and again offered input and fine tuning of the submission. The Workgroup also discussed meeting quarterly in the future to assess benchmarks and progress with the next meeting tentatively slated for July 2012.

## **IV. SUSTAINABLE COMMUNITY ACTION PLAN**

### **A. Supporting existing communities & reducing environmental impacts.**

**(1) A community's approach to Smart Growth generally includes two inter-related areas of focus: encouraging reinvestment and growth in existing communities; and, discouraging growth that degrades natural resources, and farms and rural landscapes. Broadly describe your jurisdiction's Smart Growth approach and any significant accomplishments made over the last decade or so. (Answer Space 4,000 characters)**

The City of Frostburg's continued commitment to redevelopment and infill growth supports one of the primary goals of Maryland's Smart Growth planning philosophy – to support communities by targeting resources to development in areas with pre-existing infrastructure. This approach directly supports another of the state's Smart Growth principles of saving taxpayers from the costs of extending infrastructure to new areas. With a stable, but limited tax base, Frostburg's ongoing goal (and struggle) has been to maximize improvements to the city's quality of life and built environment within these tight financial constraints.

Over the past decade, the City of Frostburg accomplished the following planning and community development projects in concert with Maryland's Smart Growth principles:

- Completion of the new regional high school (Mountain Ridge) on the same site as the former Beall HS, thus within the city limits of Frostburg and not out in the countryside.
- Development of the downtown core by channeling 100% of the City's Community Legacy funding into these five efforts:
  - Completion of the original 2001 City Place adaptive reuse project
  - Numerous façade improvements
  - Several upper story renovations and new uses
  - Using demolition funds to clear fire debris to allow for reconstruction and recovery from two major building fires (Lyric in 2004 and Prichard in 2010) plus demolition creating two new buildable lots within 2 blocks of Main Street, and
  - General loan/grant funds to promote redevelopment and new uses in the core downtown area and the Depot Street visitor destination
- New gateway development within the City limits along MD Route 736 including Braddock's Greene apartments and the fully occupied building at the Allegany Business Center at FSU.

#### **IV. SUSTAINABLE COMMUNITY ACTION PLAN**

**(2) Describe any major investments in community infrastructure -water, stormwater, sewer, sidewalk, lighting, etc. -- that must be undertaken in order to improve the readiness or competitiveness of the proposed SC Area for private investment and compliance (if applicable) with TMDL regulations. Addressing the stormwater during redevelopment can reduce the pollution entering our streams and contribution to the restoration of the Chesapeake Bay. Investments in infrastructure, generally, can be an important catalyst for new private investment in the community. (Answer Space 4,000 characters)**

- The City of Frostburg is under a MDE Consent Decree and Judgment, No. 01-C-00-1834-L, to eliminate CSO's. MDE has approved a Long Term Control Plan, dated March 2003 that is being followed to ensure compliance with the ruling. Combined Sewer Overflows (CSO) contain fecal coli form, nutrients and many other pollutants all of which are carried to numerous water courses that are all tributaries to the Potomac River which ultimately flows into the Chesapeake Bay. The City has partnered with MDE, EPA, CDBG and other funding agencies to separate storm water from the sewer system.
- The City is currently working on the second phase of the Frostburg Combined Sewer Overflow Elimination Priority Project. Phase VII-A, Phase VII-B and Phase VIII, Georges Creek Interceptor Projects, are now the priority projects as determined by the Long Term Control Plan. All three of these CSO Elimination Projects are presently in the final design stage. Phase VII-A is presently under construction. Phase VII-B has been designed and is waiting for funding. Early findings of the Long Term Control Plan have determined that sewer separation of this area of the City will drastically reduce the frequencies and volumes of the four most active overflows in Frostburg.
- In addition to eliminating CSOs these projects have replaced and repaired aging and failing infrastructure within the City and improved the streets and sidewalks of the neighborhoods in the construction areas.
- The City of Frostburg's regional water system supplies water to the City of Frostburg, Grahamtown, Eckhart, Consol, Hoffman, Vale Summit, Clarysville, Carols, Shaft, Borden, Zihlman, Morantown, Slabtown, and Frostburg State University. The City of Frostburg will potentially supply Mt. Savage with water in the near future.
- The Frostburg Regional Water System relies on two raw water sources. Both sources are independently pumped to the Frostburg Water Treatment Plant to produce the finished water for the growing service area. The two Frostburg raw water sources are known as the Piney Creek Surface Water Supply where there is a dam, 400 million gallon reservoir and pumping station, and the Savage Pumping Station Supply where the City collects pristine groundwater from numerous artesian springs and wells.
- Improvements to the water system include the construction of a new dam at the Piney Creek Surface Water Supply source in 1992. The completion of a state of the art water treatment plant in 1998 and the installation of dome covers over treated water reservoirs in 2006.
- The City has applied for funding for infrastructure rehabilitation for the Savage Pumping Station Supply. Improvements to this secondary source have become extremely important based on projected future water demands of the City's regional water system.

#### **IV. SUSTAINABLE COMMUNITY ACTION PLAN**

**(3) Describe policies, initiatives or projects that the community will undertake or expand in order to reduce the SC Area's impact on the environment. Examples include but are not limited to: conservation or management of stormwater through retrofitting of streets and by-ways (Green Streets, rain gardens, etc.); retrofitting of facilities and homes for energy conservation; implementation of "green" building codes and mixed-use zoning; recycling of waste; clean-ups of watersheds; and, encouragement of "Buy Local" approaches that benefit local suppliers and food producers. A comprehensive menu of such actions may be found through the nonprofit Sustainable Maryland Certified initiative. (Answer Space 4,000 characters)**

- The City of Frostburg and FrostburgFirst, A Main Street MD Community is working with members of the Allegany Mountain Fresh Producers to enhance and revitalize the current weekly Farmer's Market. The Frostburg Farmer's Market is held on Main Street (Rt. 40) on Fridays from June - October 15 from 9:30am – 12:30pm. FrostburgFirst, representing their business membership, would like to move the market to a newly created parking lot or to one of our community centers. By changing the location it would encourage more individuals to visit shops along Broadway as well as increase safety for families and senior citizens.

- The Sustainable Community Area will be in close proximity to the proposed Frostburg Grows, Grow It Local Greenhouse Project. This project will encourage consumption of local produce, and Frostburg will be the nearest market to consume the produce. Located on reclaimed strip mine land, the greenhouse will serve to reduce greenhouse gas emissions, reduce Potomac basin flooding, reduce AMD generation, and reestablish natural forested habitat on strip mined lands.

- Within the SC Area support of "Buy Local" must continue. In addition to the Farmer's Market the area also has Mountain City Traditional Arts, which is dedicated to the education, sales, documentation and perpetuation of regional art and cultural heritage.

- Given the distinct demographics and fiscal limitations of Frostburg, the city community must wisely choose appropriate-scale projects to ensure wider community buy-in. Only through successful planning and implementation of sustainable initiatives can Frostburg reduce its impact on both the local environment and downstream areas of the Chesapeake Bay watershed.

- While awareness of environmental issues is growing in the community and is a center of focus on the Frostburg State University campus, place-specific and community-based environmental awareness is currently uneven across the community. In order to build and nurture sustainable communities, residents need to anchor this awareness through increased knowledge of and engagement with the local environment. Ending alienation from both the local natural and built environments is a fundamental requirement for success. To that end, the following projects are meant to build that awareness through knowledge-building and engaged action:

Building Watershed Awareness (improve water quality & health of the Bay)  
 Implement Watershed Stewardship/Pollution Prevention Outreach Program(s)  
 Facilitate Voluntary Opportunities for Citizen Engagement in Watershed Stewardship  
 Provide Incentives for Watershed Stewardship on Private Lands  
 Watershed Planning

Local Economy Awareness & Development Campaign (reduce ecological footprint by supporting local businesses and farmers)

Establish & Promote Local Business Directory  
 Buy Local Campaign  
 Economic Analysis of Procurement Practices/ Local Business Procurement Plan  
 Local Food Consumption & Preservation Classes  
 Establish CSA Drop-off Location  
 Explore feasibility of food co-op  
 Promote Maryland Green Registry to local businesses & institutions

Energy Use Awareness -- Audits and Efficiency (reduce carbon footprint & emissions)

Municipal Energy Audits/Municipal Carbon Footprint/Community Carbon Footprint/Residential Energy Efficiency

Participation in Maryland Green Schools Program <http://www.maeoe.org/greenschools/>  
 Water Conservation Plan & Tree City USA

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#### **IV. SUSTAINABLE COMMUNITY ACTION PLAN**

**(4) Which community groups or stakeholders will be key to the implementation of the initiatives and projects noted in this section? (Answer Space 4,000 characters)**

a community is to be truly sustainable in the long-term, all of its residents are important to the implementation of new initiatives and have a stake in their success. That said, the majority of Frostburg's residents may end up being passive stakeholders as particular institutions and community groups will play a more active role in bringing human capital to the planning and implementation of the aforementioned projects.

Allegany Arts Council  
Allegany County Public Library (Frostburg Branch)  
Allegany County Public Schools (Mountain Ridge HS, Beall ES, Frost ES)  
City of Frostburg  
Foundation for Frostburg  
Frostburg Business and Professional Association  
Frostburg House and Garden Club  
Frostburg Ministerium [or individual churches?]  
Frostburg State University  
George's Creek Watershed Association  
Historic District Commission  
FrostburgFirst: A Main Street Maryland Community  
Private Business Owners  
Tri-County Council of Western Maryland  
Western Maryland Resource Conservation & Development Council, Inc.

## **IV. SUSTAINABLE COMMUNITY ACTION PLAN**

### **B. Valuing communities and neighborhoods -- building upon assets and building in amenities:**

**(1) What are the key assets that exist in the community upon which the Plan's projects and initiatives will build? Assets may include physical assets such as parks and historic structures and also civic and economic assets such as employers, educational institutions, and cultural organizations and activities. (Answer Space 4,000 characters)**

#### Historical:

1. The Hotel Gunter – formerly the Hotel Gladstone opened in 1897
2. The Palace Theatre – an early 20th century nickelodeon renovated and the site of community events, plays, movies and performances
3. The Lyric Theatre – in the process of adaptive renovation for use by Frostburg State University for lectures, presentations and upper-story apartments
4. A self-guided tour of Historic Frostburg – includes 21 significant structures in or near downtown
5. The Western Maryland Scenic Railroad's steam locomotive - includes a 90-minute layover at the renovated C&P Railroad Depot in Frostburg, including a working turntable
6. A National Register Historic District centered in downtown, also protected by zoning overlay regulations
7. Frostburg Museum - located at the Hill Street School, local and regional history, with collections recently upgraded and provided with strong local volunteer staffing
8. Thrasher Carriage Museum – Depot Street, contains a unique collection of horse-drawn carriages in an attractive setting

#### Recreation & Open Space:

1. Frostburg is a designated Trail Town within the Great Allegheny Passage (GAP) trail system. The 150-mile four-season trail will connect with the 184.5 mile C&O Canal Towpath at Cumberland, MD to creating a 334.5 mile traffic and motorized-free route between Pittsburgh and Washington, D.C.
2. Frostburg Parks and Recreation operates seven parks, three indoor facilities, and a 14,000 square foot community pool.

#### Designated State Arts & Entertainment District:

1. In late 2008 Frostburg was awarded the Arts and Entertainment Designation. FrostburgFirst works closely with the Allegany Arts Council, through an MOU, in managing the events and marketing of the district. A sculpture garden was developed and installed along the Great Allegheny Passage Switchback. Three sculptures with a trail and train theme were placed on the trail up to the Depot. The goal of this addition to our A&E District is to combine recreation with public art to "draw" trail users to Main Street.

#### Community Events:

1. Frostburg provides several community events throughout the year through strong partnerships between different groups – many are volunteer groups. The majority of these events are "signature" events and specific to the City, which demonstrates our distinct personality and include the following: Spring Arts Walk, Saturdays on Broadway, 35th Annual Soapbox Derby Day, Frostburg's Pirates Ahoy!, 11th Annual Cruisin' Main Street, Bicentennial Celebration and Appalachian Festival, Fall ArtsWalk, Storybook Holiday.

#### Economic

1. Frostburg State University employs nearly 900 people, and the local public schools and St Michael School also provide education-related employment. Almost as significant is employment in telecommunications, with two new firms establishing in 2007/2009 in addition to the ACS site in Frostburg Plaza. Two nursing facilities are located in the City, which provides a large number of jobs and other medical services are provided in offices and clinics both downtown and in the eastern gateway commercial zone. A variety of restaurants can be found along Main Street and in the gateway plazas. Engineering and real estate services firms are also within the downtown district.

#### Education

1. Frostburg State University = 5500 student body; employs 900
2. Frost Elementary = 253 students
3. Beall Elementary = 413 students
4. St. Michael Pre-school = 30 students
5. Mountain Ridge High School = 951 students

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#### **IV. SUSTAINABLE COMMUNITY ACTION PLAN**

**(2) What policies, initiatives or projects will reuse or enhance the historical assets, traditional business districts/Main Streets and cultural resources of the community? What actions will reinforce your community's authentic "sense of place" and historic character? (Answer Space 4,000 characters)**

- Façade grant money has been the impetus to many a Frostburg business owner to maintain and enhance the existing historic fabric of the historic district.
- Preserve buildings and avoid demolition wherever possible including support for adaptive reuse of commercial buildings that contribute to the historic district.
- Frostburg's Historic District Commission developed in-house a set of design guidelines based on neighboring communities in order to have a logical basis as well as better public understanding of the decision making process, however professionally developed design guidelines based on our community's unique and individual needs and requirements would further enhance and assist in maintaining the cultural resources of our community.
- Consider development of a walking/biking tour to promote the community's historic resources while encouraging healthy habits. All of these efforts are focused on reinforcing a sense of place and historic character for the community.
- An effort to create appreciation and increase awareness of Frostburg's unique Historic identity and its contribution to the community's overall economic stability and growth through education about the Historic District Zoning Ordinance and highlighting historic structures. This would be accomplished through informational articles in the local paper and sent with utility billings to the City residents. Positive publicity would result from annual Historic District awards in recognition of projects that enhance the quality of our historic resources. 2012 is our Bicentennial Year and marketing will begin in April and will include historical stories, photos and facts.
- The City's most powerful way of regulating and protecting its assets is its planning and zoning power, which assures its self-determination in local matters regarding its land use.
- Ensure that Historic District Overlay District regulations are consistent with State law and provide a clear framework for local decision-making and that Commissioners are highly qualified and receive necessary training to ensure that best practices are followed and they receives necessary staff support and access to legal counsel when necessary



#### **IV. SUSTAINABLE COMMUNITY ACTION PLAN**

**(3) Describe policies, initiatives or projects that will increase community access to green spaces, parks and other amenities? A community can gain social and physical benefits from access to a healthy natural environment. The inclusion of complete streets, trails, green space, parks and trees contribute to the character and health of a community. Examples might include improvements to the tree canopy by planting street trees, improving local neighborhood streams, or reusing a vacant lot for a new community park or playground.***(Answer Space 4,000 characters)*

- Our goal in 2012 is to continue Phase II of the Great Allegheny Passage (GAP) Sculpture Garden to continue onto Main Street. Partnerships will continue to complete this project. A vacant targeted space is available in the business district for artwork as well as many empty concrete slabs along Main Street. The Post Office removed several mailboxes within the district and the slabs could be used for public artwork. This will encourage individuals for walk Main Street and then onto the GAP Trail and vice versa.

- New bike lanes and directional signs for the GAP trail. We currently do not have signage on the West end of town directing individuals to the trail. A sign at Water and Main Streets and a bike lane and sidewalks on Water Street (Rt. 36) toward the Depot and the GAP Trail would enhance the access to this recreational asset.

- Investments in the physical assets and support of community events and activities within our business district contribute to making the town center a desirable place to live, work and play.

- Events support our local businesses by providing foot traffic and opportunities to develop personal relationships within the community to support the small niche, Main Street businesses.

- Promotion of events and our historic assets bring visitors to our community who spend outside dollars and contribute to our economy.

- Local businesses support community activities and hire local people.

- A strong, attractive town center attracts new businesses

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#### **IV. SUSTAINABLE COMMUNITY ACTION PLAN**

**(4) Which community groups or stakeholders will be key to the implementation of the initiatives and projects noted in this section? (Answer Space 4,000 characters)**

If a community is to be truly sustainable in the long-term, all of its residents are important to the implementation of new initiatives and have a stake in their success. That said, the majority of Frostburg's residents may end up being passive stakeholders as particular institutions and community groups will play a more active role in bringing human capital to the planning and implementation of the aforementioned projects.

The City of Frostburg has several institutions and groups which will provide support and/or leadership for Sustainable Community initiatives. They include the following (in alphabetical order):

Allegany Arts Council  
Allegany County Public Library (Frostburg Branch)  
Allegany County Public Schools (Mountain Ridge HS, Beall ES, Frost ES)  
Foundation for Frostburg  
Frostburg Business and Professional Association  
Frostburg House and Garden Club  
Frostburg Ministerium  
Frostburg State University  
George's Creek Watershed Association  
Historic Frostburg: A Maryland Main Street Community  
Tri-County Council of Western Maryland  
Western Maryland Resource Conservation & Development Council, Inc.

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## **IV. SUSTAINABLE COMMUNITY ACTION PLAN**

### **C. Enhancing economic competitiveness**

**(1) What economic development policies, initiatives or projects will improve the economy through investments in small businesses and other key employment sectors? What economic development and business incentives will you build upon or implement as part of the SC Plan? Examples could include but are not limited to: green-taping for expedited project application review; permitting and inspection; job training; business tax credits; and, revolving loan funds. (Answer Space 4,000 characters)**

- Remove barriers to economic activity by providing a broad range of flexible land use regulations supporting mixed uses, home occupations, downtown revitalization projects, while reserving land zoned for large scale employment in the energy and technology sectors.
- Develop and implement a Main Street Revitalization Strategy to identify and address longstanding barriers to full use of building and related assets to full advantage.
- Develop and implement a plan to connect Main Street with the Great Allegheny Passage and C&P Depot area to more fully realize the economic potential provided by GAP and Scenic Railroad visitors.
- Develop and implement a University Corridor mixed use zone to attract uses targeting students who may otherwise leave the City or visitors that would not find Main Street options, while allowing for initiatives to improve subpar streetscapes.
- Proactively meet with development professionals at the County and State level to facilitate successful development deals and ensure awareness of the City's developed business and commercial sites and related incentives.

#### **IV. SUSTAINABLE COMMUNITY ACTION PLAN**

**(2) What workforce development policies, initiatives or projects will increase access to jobs and economic opportunity for residents in the SC Area? Do you have a goal for job creation? Are green jobs an opportunity in the jurisdiction or SC Area? (Answer Space 4,000 characters)**

- Explore an outreach program to existing business owners to facilitate growth and expansion and generally promoting business retention.
- Support microbusiness enterprises in seeking opportunities to use alternative energy and green construction practices.
- Utilize BeSmart Loans through Main Street Program.
- The recently funded Frostburg Grows, Grow It Local Greenhouse Project will create green jobs. Is is an innovative mined land reclamation through development of a regional food production training facility and native tree nursery. Designed to train community members for high-quality jobs while producing local food and tree seedlings. sustainable jobs and a training facility that will help create additional job opportunities.
- Promotion of local food and alternative energy present the oppportunity of creating several green jobs in the SC area.

**IV. SUSTAINABLE COMMUNITY ACTION PLAN**

**(3) Describe whether the Sustainable Community will be impacted by the Base Re-alignment and Closure (BRAC) activities in Maryland. If impacted, how do the initiatives and projects in your Plan complement BRAC-related growth? (If not applicable, all ten points will be assessed based on answers to questions 1, 2, and 4) (Answer Space 4,000 characters)**

N/A

#### **IV. SUSTAINABLE COMMUNITY ACTION PLAN**

**(4) Which community groups or stakeholders will be key to the implementation of the initiatives and projects noted in this section? (Answer Space 4,000 characters)**

FrostburgFirst: A Main Street Maryland Community  
Allegany County Chamber of Commerce  
City of Frostburg  
Allegany County Department of Economic Development  
CACIF

#### **IV. SUSTAINABLE COMMUNITY ACTION PLAN**

##### **D. Promoting access to quality affordable housing.**

**(1) What housing policies, initiatives or projects will expand housing choices - rental and homeownership -- for people of a range of ages, incomes, and also for disabled individuals? How will these actions address the current housing conditions and needs noted in Section II? (Answer Space 4,000 characters)**

- Encourage the use of programs for first time homeowners by coordinating with third party and/or state programs and incentives, such as FHA and HUD, while targeting infill development and redevelopment of existing mixed use stock in the Sustainable Community area. The downtown area is a priority target and encouraging the use of these programs to expand housing choices will enhance the job and housing markets in the area.
- Develop housing finance projects with CDBG and/or USDA supporting single family occupancy renovation in the SC target area promoting rehabilitation of existing housing stock.
- Explore a Low Income Housing Tax Credit program to benefit owners and developers of housing choices for seniors, the disabled, and local workforce, with a goal of creating accessible housing close to services.
- Apply funding to the administration of the Rental Housing Code and Code Enforcement to ensure safety and sanitation of rental housing for seniors, the disabled, students, and workforce of all income levels. Apply funding to the Blight Program to target and identify blighted properties in the SC Area to encourage renovation and redevelopment of existing housing stock.
- Assess opportunities for a grant program, determining eligibility of low to moderate income senior, disabled, and family homeowners in need of major home system and/or weatherization repairs. Coordinate with USDA Home Improvement Rural Development programs for seniors, and providing assistance with major home system improvements including heating, plumbing, electrical, and sprinkler systems, roofs, windows and doors. Potential partnerships with Camp Hope and NAILS volunteer organizations.

These actions address the current conditions and needs noted in Section II by capitalizing on the strong trend toward redevelopment of upper story residential housing in mixed use town center buildings attracting seniors, professionals and students to the proximity of services. These actions further encourage renovation of existing housing stock addressing the range of affordable housing options for homeowners and renters including single families, professionals, the elderly, and the disabled of all income levels.

**IV. SUSTAINABLE COMMUNITY ACTION PLAN**

**(2) Will these housing initiatives or projects increase access to transit or community walkability and/or decrease transportation costs? In other words, will the housing investments result in more people living near work or town centers, or able to more conveniently reach work, school, shopping and/or recreation?***(Answer Space 4,000 characters)*

These housing initiatives and projects will increase access to the limited transit options available in the SC Area because the planned redevelopment keeps people close to community, business, and health services as well as the few bus stops serviced by the county transit authority. Additionally, the SC area is easily walkable and connected to the Great Allegheny Passage promoting bicycling options as well. These types of housing investments will result in more people living near the town center, work locations, schools, services, and recreational areas.



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#### **IV. SUSTAINABLE COMMUNITY ACTION PLAN**

**(3) What is your goal for of number of units to be created of affordable workforce housing, rental and homeownership? What populations (by income or special needs) will benefit from this increased access to affordable housing? (Answer Space 4,000 characters)**

The goal for a sustainable Frostburg includes working with developers to respond to housing market studies that indicate a demand for new housing development in areas that are appropriate, and to plan and facilitate a broad range of housing choices while supporting decent affordable housing for all residents within a private housing market, as supplemented by a continuum of subsidized housing choices. There are a wide variety of housing choices in the SC Area due to a high number of rentals, a reasonable variety of subsidized units (355 units), and the variability of the student housing market which provides an overlap for families. The issue in Frostburg's SC Area is not one of affordability but the need for maintenance of older housing and mixed use stock.

Low to moderate income senior, disabled, and family populations will benefit from increased access to affordable housing in the SC Area.

**(4) Which community groups or stakeholders will be key to the implementation of the initiatives and projects noted in this section? (Answer Space 4,000 characters)**

City of Frostburg - Community Development  
Frostburg Housing Authority  
Private Developers and Property Owners  
University Neighbors  
Sustaining Campus and Community

## **IV. SUSTAINABLE COMMUNITY ACTION PLAN**

### **E. Support transportation efficiency and access.**

**(1) What policies, strategies and projects are envisioned to strengthen the transportation network that affects the proposed SC Area? How will these initiatives support transportation choices (including walking, bicycling, bus or rail transit, and carpooling) or otherwise promote an efficient transportation network that integrates housing and transportation land uses? (Answer Space 4,000 characters)**

- Provide for effective maintenance of all streets and sidewalks.
- Propose street circulation or intersection improvement projects when safety or traffic problems are identified.
- Improve pedestrian access by building sidewalks where gaps exist whenever possible.
- Improve bicycle access by planning and implementing a network of bike paths to connect neighborhoods and parks by acquiring buffer lands near streams, using abandoned railway lines, and connecting to the Great Allegany Passage, along with dedicated street lanes where needed.
- Work with Allegany County Transit to improve regional bus service.
- Improve downtown parking by developing shared parking arrangements and new landscaped surfaced lots where feasible; and implementing a consistent parking control plan.

#### Strategies:

- New residential developments will be required to provide pedestrian connections to existing and planned schools, shopping, bus stops (where applicable), and bikeways.
- The City will continue to improve sidewalks when restoring streetscapes in conjunction with the combined sewer/stormwater project.
- In order to address the lack of sufficient, convenient parking in downtown Frostburg, additional information needs to be collected. It may be possible to negotiate shared parking agreements with private owners of existing lots with different time demands on the use of those lots.
- Publicize the advantages of walking, bicycling, or using transit for employees and workers as well as customers and student renters.
- Improve sidewalks, bikeways, and provide amenities to make alternative modes of transportation more attractive (shade trees, benches, bike racks, signage and lighting)

#### Priority Project #1 -CONSTRUCTION PROJECT: Braddock Road/MD 736 Access and Safety Improvements

This construction project will realign two offset entrances to Braddock Road near the juncture of MD 736 and I-68 to improve safety by widening the pavement, adding an acceleration lane, and adjust drainage flow. The location of this project is of importance to the City since it provides access to an existing business park to the west and accommodates an increased flow of residential traffic to the east.

#### Priority Project #2 - DESIGN AND CONSTRUCTION PROJECT:MD 936 Grant Street Stormwater and Safety Improvements

A State and City partnership to separate combined sewers along US40 Alternate and improve drainage and safety for users of the roadway. This project will improve traffic safety by eliminating sheet flow due to surface runoff during periods of heavy rain and major snow melt.

#### Priority Project #3 - CONSTRUCTION PROJECT: Village Parkway Resurfacing and Drainage Improvement

This project would complete upgrades to a City street that serves multiple employment sites including a nursing/rehab facility, a 110-unit multifamily subsidized housing project, and Quest Industries. The project would reset the surface for an extended useful life and support future use of vacant interior lots.

#### Priority Project #4 - DESIGN AND CONSTRUCTION PROJECT: Park Street and Braddock Road Intersection and Approach

This project would build on a 2011-2012 City project to resurface Center Street to the Bowery/Park/Braddock Road intersection, focusing on the first two blocks of Park Street and Braddock Road.

#### Priority Project #5 - PLANNING PROJECT: New George's Creek boulevard/MD 36 Corridor Management

The project has been recommended by Allegany County as a joint planning effort to address safety and access for key commercial lands next to I-68 Interchange #34.

#### **IV. SUSTAINABLE COMMUNITY ACTION PLAN**

**(2) If applicable, describe the SC Area's connection or proximity to transportation centers (e.g. Metro, MARC, and light rail stations) and describe opportunities for Transit - Oriented Development (TOD). Will Plan strategies and projects contribute to jobs/housing balance or otherwise provide a mix of land uses that can be expected to reduce reliance on single-occupancy automobiles? (If transit or TOD is not applicable in your community, all points in this section will be based on questions 1 and 3) (Answer Space 4,000 characters)**

- Without economic and residential growth, TOD is not likely to be a focus of Frostburg's transportation plan given the cost of providing service.
- Amtrak trains travel between Chicago, IL & Washington, D.C. stopping in Cumberland daily (nine miles east of Frostburg). A connecting daily shuttle from Frostburg to Cumberland might help to increase the use of Amtrak (and minimize single-occupancy automobile trips to Washington).
- The Allegany County bus system provides the only transit between communities in Western Maryland. Frostburg has a few stopping points along its route. The University has a contract with the County several stops to provide transport for students to commercial locations in Frostburg, LaVale and Cumberland. A new private bus service has just begun between Frostburg and Baltimore (with limited stops along the way). The service was put together by Frostburg State students to provide an alternative to Amtrak.
- The potential for an extensive trail network may hold the greatest promise for stimulating the growth of Frostburg and reducing the reliance on single-occupancy automobiles. The Great Allegany Passage has a trailhead at the northern edge of Frostburg. This trail originates in Washington D.C., follows the C&O Canal Towpath to Cumberland, MD, where it follows a scenic rail line to Frostburg and continues along an abandoned rail line to Pittsburg, PA. Other abandoned rail lines exist within the region offering the potential to create a larger trail system network. Linking the many trails could make Frostburg a major destination point for recreational tourists and help to boost the local economy.

#### **Project #6 - DESIGN AND CONSTRUCTION PROJECT: C&P Railroad Tunnel Rehabilitation for Bicycle and Pedestrian Access Project**

This project connects the Frostburg Trailhead of the Great Allegany Passage and the C&P railroad depot/visitor center with the Bowery Street corridor (between Main Street and the University) to points south along the abandoned C&P rail line (where it could connect to trail systems in Garrett County and West Virginia). This trail connection was proposed in the year 2000 as Phase II of the Frostburg Trail plan, but it was delayed due to the high cost of rehabilitating the C&P tunnel and land purchases. Restoring the C&P tunnel would provide a valuable connection between neighborhoods to the north and south of US 40A. This would enable walkers and bicyclists to avoid negotiating the heavily traffic of a main artery by passing below it. As the use of the trail increases, and young people become educated as to the benefits of walking and bicycling rather than driving, further extensions to the trail system could be added to connect the east and west sides of the City. A major recreation park was constructed on the west side of town. This park is heavily used by soccer, baseball, softball and cross country teams. Because US 40A is not safe for bicyclists, most people drive across town to use the park. The shopping center is located on the east side of town. Half of the Frostburg population lives within a mile of the shopping center, but most of the residents drive because street crossings are not safe. Stream corridors and alleys exist which if developed, would make travel between the east and west side of town safer for bicyclists. Whenever a street improvement is made the City has made bicycle & pedestrian improvements.

#### **IV. SUSTAINABLE COMMUNITY ACTION PLAN**

**(3) Which community groups or stakeholders will be key to the implementation of the initiatives and projects noted in this section? (Answer Space 4,000 characters)**

City of Frostburg  
Allegany County Department of Public Works  
Allegany County Transit  
Trail Town Program  
Maryland SHA  
Allegheny Trail Alliance  
Mountain Maryland Trails  
Allegany County Public School System  
Frostburg State University

## **V. PROGRESS MEASURES**

**For the Plan parts of section IV (A through F):**

**(1) List the specific outcomes that the Plan seeks to produce. (Answer Space 4,000 characters)**

- Rehabilitate or preserve historic properties in the central business district.
- Support pedestrian linkages between residential, commercial, and recreational facilities in the Sustainable Communities area.
- Encourage private sector investment to improve Quality of Life by increasing retail, dining, and entertainment opportunities.
- Develop partnerships within the community to increase access to locally grown food at Farmers Market and other venues.
- Continue CSO elimination projects and seek opportunities for stormwater retrofits and other best management practices to reduce impact on the local environment and the Chesapeake Bay.
- Maintain Frostburg's diverse housing stock with many affordable options.

**(2) And, list the specific benchmarks that will be used to measure progress toward these outcomes. (Answer Space 4,000 characters)**

Measure outcomes based on the framework of the three "E's" of sustainability: Economy, Environment & Equity.

Improve the economy

- Track storefront vacancies
- Inventory downtown business growth on an annual basis
- Monitor development in the Allegany Business Center at FSU

Improve the environment

- Increase pedestrian and bicycle traffic and reduce dependence on personal vehicles.
- Track efforts of water quality management
- Increase availability of local food

Maintain Equity

- Ensure safe and sanitary rental housing through rental inspection process
- Reduce blight through code enforcement regulations
- Monitor development and trends of housing stock

**REPLACE THIS PAGE WITH**  
**LOCAL GOVERNMENT SUPPORT**  
**RESOLUTIONS**

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**SUSTAINABLE COMMUNITY APPLICATION  
DISCLOSURE AUTHORIZATION AND CERTIFICATION**

The undersigned authorizes the Department of Housing and Community Development (the “Department”) to make such inquiries as necessary, including, but not limited to, credit inquiries, in order to verify the accuracy of the statements made by the applicant and to determine the creditworthiness of the applicant.

In accordance with Executive Order 01.01.1983.18, the Department advises you that certain personal information is necessary to determine your eligibility for financial assistance. Availability of this information for public inspection is governed by Maryland’s Access to Public Records Act, State Government Article, Section 10-611 et seq. of the Annotated Code of Maryland (the “Act”). This information will be disclosed to appropriate staff of the Department or to public officials for purposes directly connected with administration of this financial assistance program for which its use is intended. Such information may be shared with State, federal or local government agencies, which have a financial role in the project. You have the right to inspect, amend, or correct personal records in accordance with the Act.

The Department intends to make available to the public certain information regarding projects recommended for funding in the Sustainable Community Plan. The information available to the public will include the information in this application, as may be supplemented or amended. This information may be confidential under the Act. If you consider this information confidential and do not want it made available to the public, please indicate that in writing and attach the same to this application.

You agree that not attaching an objection constitutes your consent to the information being made available to the public and a waiver of any rights you may have regarding this information under the Act.

**I have read and understand the above paragraph. Applicant’s Initials:** \_\_\_\_\_

Anyone who knowingly makes, or causes to be made, any false statement or report relative to this financial assistance application, for the purposes of influencing the action of the Department on such application, is subject to immediate cancellation of financial assistance and other penalties authorized by law.

The undersigned hereby certifies that the Sustainable Communities Plan or Project(s) proposed in this Application can be accomplished and further certifies that the information set herein and in any attachment in support hereof is true, correct, and complete to the best of his/her knowledge and belief.

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Authorized Signature

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Print Name and Title

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Date